

SUMMARY REPORT

FOR THE

CITY OF ESCANABA

OGDEN TRIANGLE HISTORIC RESOURCE INVENTORY

Prepared for the City of Escanaba
April 2023

1. INTRODUCTION

In August 2021, the Michigan State Historic Preservation Office (SHPO), in partnership with the City of Escanaba (City), completed an overview inventory of the Ogden Triangle area, the geographic boundaries for which were defined by City staff in their request for SHPO assistance. This management summary serves as the record of that work. The inventory was completed as part of SHPO's Community Partnership Projects (CPP) initiative, which allows Certified Local Governments (CLGs) to leverage the technical assistance of SHPO staff to complete foundational preservation planning activities at no cost. Alan Higgins, SHPO CLG Coordinator, who exceeds 36 CFR 61 qualifications for history and architectural history, oversaw completion of the inventory.

This inventory is part of an effort by the City of Escanaba, a CLG, to proactively identify areas within Escanaba that may be worth further investigation as potential local historic districts. The Ogden Triangle area was selected by City staff because of its mention in the City's 2016 Master Plan, which notes that the area "possesses a high concentration of historic structures deserving to be preserved for the community."¹ The plan further recommended that Escanaba should consider the establishment of a historic overlay district for this area:

"In order to protect historic neighborhoods the City could adopt an historic overlay that would protect the aesthetic character of these areas. The historic stock of residential structures sets the City apart from surrounding Townships. Efforts to manage this historic resource should be a priority for the community. The area between 1st Avenue South, South 7th Street, and Lake Shore drive to be designated as an historic overlay district, which means it poses a high concentration of historic structures deserving to be preserved for the community. A neighborhood historic overlay district would provide a basis for the City to manage the appearance of the exterior of new structures and significant additions within this area. The overlay district would not be a local historic district but a zoning tool used to preserve the architectural and historic integrity of the neighborhood."²

¹ Central Upper Peninsula Planning and Development Regional Commission, *City of Escanaba 2016 Master Plan*, (Escanaba, MI: 2016), https://www.escanaba.org/sites/default/files/fileattachments/planning_and_zoning/page/6581/escanaba_city_mp_adopted_sm_2016_city_of_escanaba_master_plan_.pdf.

² *Ibid.*

The goal of this management summary then is to provide the City of Escanaba and the City of Escanaba Historic District Commission (HDC) with basic information that will assist them in making informed decisions about historic resources in the Ogden Triangle area and determining future preservation planning activities.

SURVEY AREA

Escanaba is located in Delta County, along the northern shore of Lake Michigan. The city is approximately 12 square miles and sits on the western shore of Little Bay de Noc, which historically made the community an attractive shipping port for timber and mining industries. Escanaba is serviced by three primary transportation routes—U.S. 2, U.S. 41, and M-35—that connect the city with other principal communities in the central upper peninsula, including Menominee, Marquette, and Manistique, among others. The largest of communities in the south-central upper peninsula, Escanaba serves as a commercial, cultural, and recreational hub for many of the surrounding areas.

The area covered by this project was proposed by City of Escanaba staff as part of their request for SHPO assistance through the CPP initiative. The inventory area, generally defined locally as the Ogden Triangle, spans from 1st Avenue South on the north, South 7th Street on the west, and Lake Shore Drive, which runs southwest-northeast, connecting with 1st Avenue South at the eastern end of the area (Figure 1). The inventory area is located just south of Escanaba’s primary commercial corridor, spanning Ludington Street, which likewise connects with Lake Shore Drive at its eastern end. The inventory area comprises approximately 64.5 acres and includes 180 occupied properties.³ Topography is generally flat with minor elevation change.

The inventory area is nearly exclusively defined by residential properties; one school, two churches, and one library are located at the western end of the inventory area. Much of the built environment dates between the 1880s and 1930s, reflecting Escanaba’s principal period of growth and residential development. Streets follow a traditional gridded network, except for Ogden Avenue and Lakeshore Drive, which are oriented along an axis generally mirroring the shoreline to the southeast. Residential areas are primarily defined by their urban setting, with concrete sidewalks, insular views, and mature vegetation; however, properties along Lake Shore Drive stand in stark contrast to their more inland counterparts, with open views toward Ludington Park and Little Bay de Noc beyond. Dwellings are generally moderate in scale, with most exhibiting one-and-one-half to two-and-one-half story forms; although, larger residences dot the landscape, particularly at prominent corners and along Lake Shore Drive, where larger lots afforded opportunities for more expansive dwellings (Figures 2-5). There are no commercial properties in the inventory area.

PROJECT OBJECTIVES

The inventory was completed to assist City staff with future preservation planning for the Ogden Triangle area, including informed decision making about potential future designations. The goals of the survey were to:

³ For the purposes of this inventory, vacant lots were not recorded in detail. A focus was placed on gathering basic information for properties occupied by one or more principal building(s) or structure(s). Tax parcel data and visual observation were used in combination to determine property boundaries.



Figure 1: Ogden Triangle Inventory Area



Figure 2. Representative streetscape, intersection of 2nd Avenue South and South 6th Street



Figure 3. Representative streetscape, intersection of Ogden Avenue and South 3rd Street



Figure 4. Representative streetscape, looking southwesterly along Lake Shore Drive.



Figure 5. Representative streetscape, looking northeasterly along Lake Shore Drive.

- Record baseline information on resources within the Ogden Triangle area to identify the potential for the presence of a historic district;
- Provide information for public officials and staff in the city to help them make informed planning and development decisions that may impact important historic resources;
- Help the HDC prioritize future activities for the protection of historic resources; and
- Provide initial recommendations for future preservation planning activities.

PROJECT LIMITATIONS

The project was impacted by safety precautions resulting from the COVID-19 pandemic, which delayed the completion of the inventory for this project by more than a year. The project was further delayed because of changing capacity with SHPO, which further impacted the ability to complete the project on the anticipated timeline.

As an overview inventory, the project did not include archival research for individual properties or extensive examination of primary source materials. Research was limited to readily available information, including, for example, Sanborn fire insurance maps, and review of previously published data for the area. In addition, fieldwork was completed exclusively from the public right-of-way; no private property or building interiors were accessed. To the extent feasible, unobstructed views of properties were photographed. However, many rear elevations and ancillary resources could not be inventoried or thoroughly documented due to limited access and intermediate obstructions such as vegetation and vehicles.

PROJECT PERSONNEL

The project was overseen by Alan Higgins, SHPO CLG Coordinator, who exceeds 36 CFR 61 professional qualifications for history and architectural history. He has served as project manager and/or principal investigator on more than 300 cultural resource studies in more than 20 states. As part of the CPP initiative, staff from the City of Escanaba HDC also participated in a brief lesson on documenting historic resources and its role in the survey process.

DATA LOCATION

Original project data is on file at the Michigan State Historic Preservation Office, 300 North Washington Square, Lansing, MI 48894. A copy of this report and accompanying data is also on file with the City of Escanaba Historic District Commission at 410 Ludington Street, Escanaba, MI 49829.

2. PROJECT SUMMARY AND INVENTORY

FIELDWORK

The inventory was completed on August 4-6, 2021. To facilitate efficient progression of the field work, tax parcel data was used to prepare field maps showing the parcel boundaries and building footprints for each property. These maps were printed for data collection in the field and overlaid on digital aerial imagery. For the purposes of this inventory, a property is generally defined by its parcel boundary. A property may contain one or more resources (e.g., buildings, structures, or

objects). During the project, current parcel boundaries were confirmed, and one inventory record was prepared for each property.

All properties in the project area were inventoried regardless of the associated resources' age. Each property was subject to baseline recordation. Documentation included notation of exterior physical features (e.g., plan, materials, and style) of each building, structure, and/or object associated with a property. Particular attention was given to character-defining features and alterations to properties over time. Basic historical data (e.g., construction data and original and current functions) was also annotated based on visual cues. Properties were also plotted for map creation and analysis in ArcGIS.

Each property was also photographed with a digital single-lens reflex (DSLR) camera. In most instances, principal resources were documented with at least two (2) photographs showing the primary façade and side elevations and ancillary resources were documented with at least one (1) photograph. Original photos are on file with the Escanaba HDC. Because all photography occurred from the public right-of-way, photographs were in some instances conditioned by visual obstructions such as intermediate vegetation, vehicles, and infrastructure.

ANALYSIS

While the City's 2016 Master Plan calls for investigation of the Ogden Triangle area as a potential historic overlay district under the city's zoning ordinance distinct from a locally designated historic district under Public Act 169 of 1970 (PA 169), for the purposes of this inventory, the general framework for PA 169 districts was used in assessing properties since it serves as the model for local designation in the State of Michigan, particularly for communities that participate in the CLG program.⁴ Further discussion of levels of designation are provided in Section 3.

Within the framework of PA 169, properties are evaluated based on their historical significance—the importance of the property to the history, architecture, archaeology, engineering, or culture of the community, state, or nation—and in reference to the NRHP Criteria for Evaluation, summarized below:

- Criterion A: Association with events, activities, or broad patterns of history
- Criterion B: Association with the lives of persons significant in our past
- Criterion C: Embody distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values
- Criterion D: Have yielded, or be likely to yield, information important to prehistory or history

Criteria A, B, and C are most commonly applied to aboveground historic resources, while Criterion D is most often associated with archaeological resources. A property may be eligible under one more of criteria.

⁴ Public Act 169 of 1970, Local Historic Districts Act, full text available at <http://legislature.mi.gov/doc.aspx?mcl-Act-169-of-1970>; Michigan State Historic Preservation Office, "Certified Local Government Program: Program Requirements + Certification Handbook" (Lansing, MI, 2022), 14.

A property must not only have significance under one or more of the National Register Criteria. A property must also have integrity, which is the ability of the property to convey its significance. The National Park Service defines seven aspects of integrity: location, setting, design, materials, workmanship, feeling, and association. Broadly speaking, to have integrity, a property must generally possess the character-defining features necessary to understand its historic character and to illustrate its association with the period during which the property achieved significance. A property does not need to possess equal integrity in all areas; one or more aspects may be considered most essential depending on the nature of the resource under evaluation. For example, a property significant under Criterion C as an example of a particular architectural style must possess high integrity of design, materials, and workmanship, reflecting the principal tenets for which it is considered an important example. However, for a property significant for its historical associations under Criterion A, integrity of design, materials, and workmanship are not as paramount so long as the property is generally reflective of the period in which it achieved significance. Typically, integrity of location, feeling, and association would be more important for such a property.⁵

Evaluation of integrity is somewhat subjective but must be based on an understanding of a property’s features and their direct relationship to its significance. Integrity must also be based on the local context and comparative analysis. Because this inventory was primarily concerned with documenting individual properties within the context of a potential historic district—that is, a concentration of historic resources that collectively possess significance—individual properties were rated as “contributing” or “non-contributing” based on their association with the Ogden Triangle area and their relative integrity in consideration of the criteria identified in Table 1. The assessment of each property is included in the accompanying inventory table, presented as Appendix A. It is important to note, though, for the purposes of this project, evaluations were particularly focused on architectural character (Criterion C) and shared physical traits as it is difficult to thoroughly evaluate a property’s historical associations or relative significance under Criterion A or B without in-depth archival research, which is beyond the scope of this project.

Table 1. Integrity Evaluation Criteria

Excellent	<ul style="list-style-type: none"> Original form and massing are intact Principal claddings/materials are intact Window and door openings are generally unaltered Significant decorative and functional elements are intact Minor changes are allowed if they are sympathetic and compatible No or very minor additions Feeling and association entirely clear
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⁵ For additional discussion on the National Register Criteria for Evaluation and integrity, see U.S. Department of the Interior, National Park Service, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: National Park Service, 1997); for additional discussion on the role of the National Register Criteria for Evaluation and PA 169, see Michigan State Historic Preservation Office, “Criteria for Evaluating Resources for Inclusion in Local Historic Districts,” 2002, available at <https://www.miplace.org/4a7781/globalassets/documents/shpo/programs-and-services/local-historic-districts/creating-a-local-historic-district/criteria-for-evaluating-resources-for-inclusion-in-local-historic-districts.pdf>.

Good	Original form and massing are intact Most principal claddings/materials are intact Some original window and door openings may be altered Significant decorative and functional elements are intact Alterations are reversible and generally unobtrusive Additions, if present, are secondary and appropriate Feeling and association entirely clear
Fair	Original form and massing are generally intact Principal claddings/materials are altered but generally unobtrusive Majority of window and door openings may be altered Some alterations to significant decorative and functional elements Additions are more substantial and not as compatible Feeling and association diminished but still present
Poor	Form and massing are significantly altered Principal claddings/materials have been removed/are heavily altered Window and door openings have been altered inappropriately Multiple decorative and functional elements altered Alterations are irreversible or would be difficult to reverse Changes do not respect the historic character of the property Feeling and association are heavily compromised

SURVEY AREA OVERVIEW

Approximately 64 acres in area, the Ogden Triangle inventory area generally spans from 1st Avenue South on the north, South 7th Street on the west, and Lake Shore Drive, which runs southwest-northeast, connecting with 1st Avenue South at the eastern end of the area. The inventory area is located just south of Escanaba’s principal commercial corridor, spanning Ludington Street, which was listed in the National Register of Historic Places (NRHP) in 2014 as the Escanaba Central Historic District (NRHP REF # 14000123); the inventory area for the current project overlaps the boundary of the NRHP-listed district by a single parcel at the corner of 1st Avenue South and South 7th Street, which is occupied by the former Carnegie Public Library (NRHP REF # 77000712), individually listed in the NRHP in 1977.

Consistent with the original platting of Escanaba and reflecting its local name as the Ogden Triangle, the inventory area has a triangular shape that breaks from the orthogonal street grid that defines the core of Escanaba. While 1st Avenue South and South 7th Street, bordering the inventory area on the north and west, respectively, follow the overall rectilinear grid, Ogden Avenue and Lake Shore Drive are situated on a southwest-northeast axis following the western shoreline of Little Bay de Noc. While most of the inventory area has inward-facing neighborhood views, this arrangement historically provided and still currently offers lots along Lake Shore Drive with uninterrupted views of Ludington Park and Little Bay de Noc beyond, setting them apart from their more urban counterparts in the remainder of the inventory area.

Differences in character between the Lake Shore Drive area and the remainder of the Ogden Triangle also carry through in the broader landscape. Spanning Ludington Park to the south and residences to the north, Lake Shore Drive, an undivided two-lane road intended to facilitate movement along

Escanaba's shoreline, gives the appearance of a boulevard when paired with Loren W. Jenkins Memorial Drive, which runs through Ludington Park to the south. This appearance is supported by the softened character of the setting, characterized by the expansive landscapes of the park and residential lots offering moderate setbacks and mature tree canopies. While areas along 1st Avenue South, 2nd Avenue South, Ogden Avenue, and South 1st, 2nd, 3rd, 4th, 5th, 6th, and 7th Streets likewise retain mature tree canopies and landscapes that help to soften the gridded nature of development, they still feel more wholly urban, largely due to their interior-facing arrangement. The unstriped two-way city streets accommodate slower traffic and are defined by their close-knit residential setting. Rolled concrete curbs, wide verges, and concrete sidewalks characterize the streetscapes, which also feature utility corridors passing alongside sidewalks in front of dwellings and through alleys. Lots are generally moderate in size, and dwellings generally exhibit just a subtle range of setbacks and orientation, lending to the cohesive streetscape. Of note is the variety of architectural styles and building forms found in the area, reflecting Escanaba's principal period of development from the 1880s to 1930s. Outbuildings—typically garages or sheds—are common at the rear lot line.

A series of ArcGIS maps were produced using the data collected during the field survey to illustrate patterns of development and change within the survey area. These maps are included in the following sections and help to visually convey the characteristics that define the present character of the built environment.

SUMMARY ANALYSIS

Residential resources are the most common in the survey area. One hundred and seventy-six (97.9%) of the 180 occupied properties surveyed are historically associated with residential use, either single-family or multi-family dwellings (Figure 6; Table 2). These dwellings broadly reflect the mid-nineteenth through early-twentieth century settlement of Escanaba's core residential areas, although scattered infill from the 1940s-1960s is located on interspersed lots throughout the inventory area. Homes range considerably in size, but most have moderate to large massing and are one-and-one-half to two stories. Each streetscape is characterized by a diverse mixture of architectural trends reflecting the growth and development of Escanaba's early residential sectors during this principal period of growth. Formal architectural influences are most represented by turn-of-the-century and early-twentieth century motifs such as Queen Anne, Colonial Revival, Dutch Colonial, and Craftsman styles, although earlier examples such as Italianate and Second Empire architecture are also present. Vernacular housing types such as gable-and-wing dwellings, cottage and bungalow forms, and American Foursquares are also common.

Non-residential properties are generally located near the western boundary of the inventory area, along South 6th and 7th Streets between 1st Avenue South and Ogden Avenue. Only two of these properties—the 1902 former Carnegie Library and the 1907 First United Methodist Church—date to the principal period of residential growth associated with the Ogden Triangle, although the library's association is more consistent with the civic and commercial sector stretching along Ludington Street and parts of 1st Avenue South than the residential areas beyond to the east and south. The remaining two properties—the former Franklin Elementary School (now a church) and St. Stephen's Episcopal Church—date to the 1960s when the city's institutions went through a period of renewed construction.



Figure 6: Original Function of Properties in the Ogden Triangle Inventory Area

Table 2. Original Use of Properties in the Inventory Area

Property Type	Number	Percentage
Residential	176	97.9%
Educational	1	1.1%
Ecclesiastical	2	.5%
Civic	1	.5%

Broadly speaking, most resources in the inventory area reflect the principal period of Escanaba’s residential growth from the 1880s through the 1940s. Of the 180 occupied properties inventoried, 160 (88.9%) have buildings that date through the 1940s, while 11 (6.1%) properties evidence the limited infill construction that occurred from the 1950s to 1970s and 9 (5.0%) properties reflect more recent development patterns of demolition and new construction.

A summary of properties by period of construction is presented in Table 3, based on the historic function of the property, and illustrated in Figure 7. Dates are based on a review of plat maps, Sanborn maps, and estimations based on observations from the field survey. When identified dates for a resource appeared to conflict with its apparent period of construction based on visual cues, the survey estimated a construction date based on the architectural style or form of the building and its material treatment. The dates of building additions and/or alterations were not considered in the dates reflected in this analysis.

Table 3. Period of Construction for Surveyed Properties

Original Property Function	Period of Construction												
	1860-1869	1870-1879	1880-1889	1890-1899	1900-1909	1910-1919	1920-1929	1930-1939	1940-1949	1950-1959	1960-1969	1970-1979	1980-Present
Residential	1	3	13	39	45	32	13	4	8	5	3	1	9
Educational											1		
Ecclesiastical					1						1		
Civic					1								
Total	1	3	13	39	47	32	13	4	8	5	5	1	9
Percent	0.5%	1.7%	7.2%	21.8%	26.1%	17.8%	7.2%	2.2%	4.4%	2.8%	2.8%	0.5%	5.0%

Construction materials generally vary by property type. Residential dwellings are predominately frame and clad in a variety of historic and non-historic siding materials, including clapboard, pressboard, vinyl siding, and aluminum siding. Less common are dwellings featuring substantial use of masonry materials, although several dwellings, particularly those constructed from the 1920s



Figure 7: Construction Dates of Properties in the Ogden Triangle Inventory Area

onward, feature a brick veneer. Masonry on residential buildings is otherwise largely relegated to use on porches, chimneys, and decorative elements. In contrast, educational, civic, and ecclesiastical properties in the survey area exclusively feature masonry construction or veneers. Principal exterior materials are summarized below in Table 4, based on the historic function of the property.

Table 4. Principal Exterior Materials of Inventoried Properties

Original Property Function	Principal Exterior Materials				
	Brick (inc. veneer)	Wood	Stone (inc. veneer)	Stucco	Artificial Siding
Residential	9	41	1	8	117
Educational	1				
Ecclesiastical	1		1		
Civic			1		
Total	11	41	3	8	117
Percent	6.1%	22.8%	1.7%	4.4%	65.0%

3. RECOMMENDATIONS

SUMMARY

A total of 180 properties were recorded as part of the inventory of the Ogden Triangle area. An index of these properties is included as Appendix A. As previously noted, while the City’s 2016 Master Plan calls for investigation of the Ogden Triangle area as a potential historic overlay district under the city’s zoning ordinance distinct from a locally designated historic district PA 169, for the purposes of this inventory, the general framework for PA 169 districts was used in assessing properties since it serves as the model for local designation in the State of Michigan, particularly for communities that participate in the CLG program.

As such, the Ogden Triangle area was inventoried as a potential PA 169 historic district, a first step that can be used to identify basic information about properties within the selected area, which can be utilized by the City, if so desired, to further explore the potential for local designation. For the purposes of this inventory, the period 1865-1945 was used as the period of significance, reflecting the principal period of development and growth within this primary residential sector of Escanaba, which followed on the rise of the community as an industrial and commercial center during the mid-to-late nineteenth century. Based on the physical characteristics of each property and its perceived relationship to the overall inventory area, each property within the inventory area has been delineated as either “Contributing” (historic) or “Non-contributing” (non-historic) within the context of PA 169. Broadly speaking, the following definitions were used:

- Contributing properties are those that relate to an area’s historical or architectural significance, date to the area’s period of significance, and retain historic integrity. Generally speaking, most contributing properties will have either “excellent” or “good” integrity as defined in Section 2, although some with “fair” integrity may also qualify. Contributing properties are critical to maintaining the overall historic character and feeling of the area.
- Non-contributing properties are those that either were not present during the period of significance (pre- or post-date), are not related to the reasons why the area is significant, or no longer possess sufficient historic integrity. For example, a residential building designed as infill during the 1970s would be considered a non-contributing property, as would a house constructed in 1910 that has vinyl siding, vinyl replacement windows, a removed front porch, and an incompatible addition.

Based on this framework and in consideration of PA 169, 98 properties were rated as “contributing” and 82 properties were rated as “non-contributing” as part of the inventory (Figure 8); of the 82 properties rated as “non-contributing,” 20 of them were due to being outside the period of significance and 62 of them were due to diminished integrity, particularly as a result of combinations of replacement claddings, windows, and alterations to porches, window and door openings, and other such features. It should be noted that the assessments accompanying this inventory were based on preliminary review of properties from the right-of-way and without the benefit of detailed historical research into individual properties. If additional information is identified as part of future studies, further clarification or verification of the assessments may be necessary. Furthermore, it is likewise important to note that assessments are not final. That is, properties that are considered “contributing” could become “non-contributing” if, for example, they were to undergo changes that diminished their historic integrity. Likewise, a property that is considered “non-contributing” because some or all of its historic fabric has been altered could become “contributing” if changes were reversed so that the property more appropriately reflected its historic character.

LOCAL HISTORIC DESIGNATION

Reflecting the principal period of residential development in Escanaba, the inventory area is worthy of additional consideration as a potential local historic district. This is a decision that would need to be made by the City in concert with applicable stakeholders, including but not limited to residents, City staff, and the historic district commission, based on local goals and needs. In evaluating potential activities directed at this area, there are three important considerations that would need to be addressed: the final boundaries of the area to be considered; the period of significance for the area to be considered; and the type of designation to be considered.

BOUNDARIES

The inventory area for this project encompassed the Ogden Triangle area as defined by the City (see Figure 1). While this area served as an appropriate starting point for inventorying historic resources in this section of Escanaba and gathering data for future decision-making, if additional work is directed at potentially establishing a historic district in this area, the boundaries for the potential historic district should be re-evaluated and confirmed for appropriateness.



Figure 8: Preliminary “Contributing” and “Non-contributing” status of properties based on the inventory.

While the Ogden Triangle area is easy to geographically define, resources in this area are contextually related—both architecturally and historically—to adjacent residential areas, including both along the western side of South 7th Street and extending westward along 5th Avenue South, 6th Avenue South, 7th Avenue South, 8th Avenue South, and Lake Shore Drive. These areas were not examined thoroughly for the purposes of this project but should be given consideration as part of future studies to ensure that any potential historic districts appropriately encompass the full breadth of interrelated resources. Such future studies could identify if these areas should be considered as part of a larger area also encompassing the Ogden Triangle or if they should perhaps be looked at as related but separate areas that may also warrant consideration as historic districts.

PERIOD OF SIGNIFICANCE

As previously noted, for the purposes of this inventory, the period 1865-1945 was used as the period of significance. After this date, construction in the inventory area was more sporadic and the result of isolated examples of infill rather than coordinated new construction reflecting substantial developmental patterns or trends (Figure 9). That said, should interested parties decide to move more formally toward designation of a local district, the appropriateness of the period of significance should be confirmed. There are several examples of mid-century architecture that possess high integrity within the inventory area that may warrant consideration, but, on a cursory review, appear to be contextually distinct from the remainder of the resources in the inventory area.

TYPE OF LOCAL DESIGNATION

Of particular importance to future conversations is determining the most appropriate type of local designation for the area under study, if any. While the City's 2016 master plan calls for evaluation of the inventory area as a historic district overlay rather than a local historic district established under PA 169, it is important to consider the differences between the two types of designation alongside local needs and goals as they serve different purposes and have different benefits. A brief summary is presented below.

- **PA 169 Local Historic Districts:** In Michigan, the standard type of local historic district designation is associated with Public Act 169 of 1970, which provides the legal foundation for the creation of local historic districts. PA 169 identifies historic preservation as a public purpose to safeguard a community's heritage, strengthen the local economy, stabilize and improve property values, foster civic beauty, and promote history. PA 169 also gives local units of government the authority to establish ordinances that allow for the review of construction, additions, alterations, and demolitions within established areas. Specifically, all work that has the potential to impact the exterior appearance of a designated resource (excluding ordinary maintenance) is reviewable by a historic district commission. The City of Escanaba established such an ordinance in 2009, creating the historic district commission and designating the Richter Brewery Historic District as a local historic district.⁶ The City also has the authority to establish other local historic districts under PA 169 and the local historic district ordinance, which would give the HDC the authority to review proposed work in such districts for appropriateness.

⁶ Public Act 169 of 1970, Local Historic Districts Act, full text available at <http://legislature.mi.gov/doc.aspx?mcl-Act-169-of-1970>; City of Escanaba Code of Ordinances, Chapter 9 – Community Development, “Article IV. – Historic District Ordinance,” full text available at https://library.municode.com/mi/escanaba/codes/code_of_ordinances?nodeId=PTIIICOOOR_CH9CODE_ARTIVHIDIOR.



Figure 9: Map depicting the extensiveness of pre-1950s development and the sporadic nature of later infill.

Founded in state law, PA 169 local historic districts have the benefit of that law's provisions as their backing. This law ensures that all designated properties across the state are treated equally, both the local unit of government and property owners are following the same standards in a transparent manner, and property owners and the municipality are afforded the protections and processes identified under the law. Importantly, PA 169 districts also include resources beyond buildings that are important to the character of a district. For example, in the Ogden Triangle area, the concrete street markers would be considered contributing objects that relate to the developmental history and character of the area and warrant preservation. Character-defining site features, such as parks, should also be considered when establishing PA 169 districts to make sure that the full breadth of resources that contribute to the area's significance and historic character are protected.

Under PA 169, it is the responsibility of the community to determine which resources it wants to protect through this mechanism. The prescribed process for doing this is provided by PA 169 and the City's local ordinance, which identify the steps necessary to establish a new district:

- City council appoints a Historic District Study Committee (HDSC)
- HDSC performs a photographic inventory and research
- HDSC evaluates resources using the National Register of Historic Places criteria
- HDSC prepares a preliminary historic district study committee report according to the procedures outlined in PA 169
- HDSC transmits the reports to the local planning body, SHPO, the Michigan Historical Commission (MHC), and the State Historic Preservation Review Board
- At least 60 days after the transmittal, the HDSC holds a public hearing
- The HDSC has up to one (1) year after the public hearing to submit a final report to city council
- City council votes to approve or reject the proposed historic district
- If approved, the ordinance is modified to delineate the boundaries of the newly established historic district and the HDC begins reviewing work within the district

PA 169 local historic districts are the standard for communities that participate in the CLG program because they follow the provisions of the state-enabling legislation, which is a requirement for participation in the CLG program, and provide an appropriate mechanism for protecting the irreplaceable character of the heritage assets that make up our communities. PA 169 local historic districts also have the added benefit of making property owners within them eligible for certain incentives, including state historic preservation tax incentives. Specifically, property owners of contributing residential or commercial properties in PA 169 local historic districts can apply for a tax credit of 25% of qualified expenditures for interior and exterior work on these properties, which can help to offset the costs commonly associated with historic buildings. Additional details on the state historic preservation tax credit are available here: <https://www.miplace.org/historic-preservation/programs-and-services/historic-preservation-tax-credits/>.

- **Historic District Overlay:** Communities can also use planning tools such as zoning overlays to direct conversations around historically important areas in a community. Typically, a historic district overlay provides some layer of design review for identified areas but not to the same degree as traditional PA 169 local historic districts. A community may, for example, limit its review to new construction and/or demolition rather than requiring review of all exterior changes; a community could also decide to just have advisory reviews that are not binding. Overlay districts also vary in the entity responsible for reviewing proposed projects within overlay areas. For PA 169 local historic districts, all reviews are conducted by the historic district commission, which is comprised of local residents with demonstrated interest and/or experience in historic preservation. Overlay districts could be reviewed by the HDC as well or they could be assigned to the planning commission, zoning board, or other entity, depending on the municipality.

Historic district overlays are not commonly utilized in Michigan, in part because they don't have the same foundation as PA 169 local historic districts and, importantly, historic district overlays do not make property owners eligible for state historic preservation tax credits. Communities must carefully weigh the value of a lighter approach to historic preservation typically associated with overlays against the value and benefits afforded by PA 169 local historic districts. Also, because historic district overlays vary from community to community and do not benefit from the same standard approach provided for under PA 169, each community looking to establish a historic overlay must take the time to develop the criteria under which they will identify, document, and establish the resources for inclusion under the overlay and to develop the processes under which proposed changes in the overlay will be reviewed.

The other challenge with historic district overlays, specifically in communities where PA 169 districts also exist, is the risk of creating two different standards. Because historic district overlays and PA 169 local districts have different requirements and processes, communities can inadvertently create an unequal playing field where some properties are subject to one type of designation and other properties are subject to the other type. This can lead to confusion, questions, and concerns on the part of the public, particularly if there is not a clear rationale for the basis upon which each designation is put in place. Dual designations can also cause confusion for those at the city that are responsible for administering the districts and must balance two different sets of requirements and processes.

It's worth noting that the National Trust for Historic Preservation, on behalf of the City of Detroit, explored such questions in a study on neighborhood conservation districts in 2018. This study looks at the role and relationship of such areas as an alternative to traditional PA 169 local historic districts. While specific to the processes in Detroit and the area being examined, the points made may be worth consideration as the City of Escanaba explores potential direction for the Ogden Triangle area. The study is available at: <https://forum.savingplaces.org/HigherLogic/System/DownloadDocumentFile.ashx?DocumentFileKey=28a35100-3d70-88ba-0620-c30ae9b366b9&forceDialog=1>.

NATIONAL REGISTER OF HISTORIC PLACES

Because this study was directed at creating an inventory to facilitate discussions about local historic districts, full assessment of properties for potential listing in the National Register of Historic Places was not completed as part of this scope. However, it is important to note that should the City of Escanaba look at potential local designation of residential areas in the future, concurrent exploration of the National Register is recommended, particularly because PA 169 local districts already use the framework for the National Register. Moreover, there may be individual sites within the residential core of Escanaba that are worthy of individual recognition and listing.

An honorary designation, listing in the National Register of Historic Places does not provide any protection or design review for properties; rather, it seeks to catalog and help tell the story of important places in our communities. National Register listing of residential properties also provides a pathway for accessing the aforementioned state historic preservation tax credits.





The process for exploring potential for listing in the National Register of Historic Places starts with completing a Preliminary Questionnaire, which is used to gather basic information on the property and present that information to SHPO for review. Based on that information, SHPO will provide a recommendation as to whether formal listing of the property should be pursued. For additional information on the National Register and the process for listing a property in Michigan, see <https://www.miplace.org/historic-preservation/programs-and-services/national-register-of-historic-places/>.





COMMUNITY EDUCATION





Regardless of which path, if any, discussion takes regarding the Ogden Triangle area, the City and HDC should be sure to engage community education on the importance of historic preservation as part of ongoing community and economic development activities. The city boasts a large collection of resources dating to its principal period of growth and development that reflect important architectural and developmental patterns. However, many of these resources have also been subject to inappropriate alterations that have diminished their historical character and integrity. Moreover, demolition and infill construction are becoming prevalent along Lake Shore Drive, irreversibly changing the character of the area by removing important resources from the landscape. The City and HDC should consider ways to disseminate information on the importance of preservation throughout these areas, as well as to share information on different incentives that may be available to property owners through various types of designations. More substantial educational opportunities are also possible, such as homeowner workshops on maintaining historic features of a property. As a CLG, the City of Escanaba has access to grant funding that can be used for public education, workshops, and training.





APPENDIX A. INVENTORY OF RESOURCES





#	Address	Date	Comments	Status	Photo
1	103 1 st Ave S	c. 1925	Overall form and massing are generally consistent; replacement siding throughout house; shingles at dormer; replacement sliding sash windows, replacement door	NC	
2	127 1 st Ave S	c. 1890	Massing generally consistent. Vinyl siding throughout house; replacement windows, replacement doors; replacement porch	NC	
3	131 1 st Ave S	c. 1900	Overall form and massing are generally consistent. Vinyl siding and wood elements throughout. Decorative elements at porch include dentils, posts, scrollwork; vergeboard at gable	C	
4	307 1 st Ave S	c. 1905	Overall form and massing are generally consistent. Asbestos shingle siding; some replacement windows	C	





#	Address	Date	Comments	Status	Photo
5	311 1 st Ave S	c. 1895	Replacement siding throughout house; replaced and altered window openings; full-length porch removed; entry configuration altered	NC	
6	317 1 st Ave S	c. 1885	Overall massing and form intact. Clapboard siding, shingles, wood windows, and trim intact; minor alterations	C	
7	321 1 st Ave S	c. 1900	Massing and form generally intact; asbestos shingles throughout house; Porches generally reflect historic configuration but new materials and slight modifications; first floor veneered at porch; combination of wood and replacement windows	NC	
8	407 1 st Ave S	c. 1920	Overall massing and form intact; wood shingles throughout; wood windows, door, and decorative elements present; decorative chimneys intact	C	





#	Address	Date	Comments	Status	Photo
9	411 1 st Ave S	c. 1880	Form and massing generally intact; stucco cladding (originally clapboard); partial-width porch with turned posts; replaced balustrade; wood windows	C	
10	415 1 st Ave S	c. 1900	Massing and form altered through additions and enclosures; vinyl throughout the house; replaced and altered window sizes and configurations; front entry configuration modified	NC	
11	501 1 st Ave S	c. 1895	Overall form and massing intact; wood shingle, wood trim, wood decorative elements, and wood windows present; porch retains historic configuration and design elements	C	
12	507 1 st Ave S	c. 1910	Massing and form generally intact; aluminum siding and window replacements throughout house; metal replacement roof	NC	





#	Address	Date	Comments	Status	Photo
13	509 1 st Ave S	c. 1910	Overall form and massing generally intact; Asbestos shingles throughout house; wood windows; replacement door	C	
14	511 1 st Ave S	c. 1910	Form and massing generally intact; asbestos shingle; wood window; decorative brick and stone chimney added at unknown point, originally full-width porch	NC	
15	513 1 st Ave S	c. 1900	Altered form and massing; replacement siding throughout house; replacement windows; front porch removed	NC	
16	517 1 st Ave S	c. 1900	Form altered, but multiple additions historically present based on Sanborn. Replacement siding throughout; replaced and altered window sizes; altered entry configuration	NC	





#	Address	Date	Comments	Status	Photo
17	523 1 st Ave S	c. 1910	Form and massing significantly altered by addition; replacement siding throughout house; replacement windows; altered porch materials	NC	
18	306 2 nd Ave S	c. 1900	Form and massing generally intact; replacement siding; replacement windows; some window configuration alteration; entry alteration; new porch	NC	
19	308 2 nd Ave S	c. 1900	Massing and form generally intact; replaced and altered window sizes; door alteration; replacement siding throughout house; full-length porch removed; decorative elements likely removed	NC	
20	310 2 nd Ave S	c. 1890	Massing and form generally intact; altered window profiles; door alteration; replacement siding throughout house; full-length porch removed; decorative elements likely removed	NC	





#	Address	Date	Comments	Status	Photo
21	316 2 nd Ave S	c. 1900	Massing and form generally intact; replacement windows; door alteration; replacement siding throughout house; full-length porch removed; decorative elements likely removed	NC	
22	318 2 nd Ave S	c. 1910	Form and massing intact, historic additions; replacement siding; replacement windows; altered porch; replacement door	NC	
23	322 2 nd Ave S	c. 1900	Original form and massing intact; retains historic front porch; replacement siding throughout; some window replacement but openings intact; front door replacement	C	
24	410 2 nd Ave S	c. 1905	Form and massing generally intact; replacement siding throughout house; replacement windows throughout house, bay window added, replacement sidelights, modified fenestration with addition of sliding doors; single-bay hood replaced full-width porch; replacement columns on existing porch	NC	





#	Address	Date	Comments	Status	Photo
25	411 2 nd Ave S	c. 1910	Massing and form generally intact, although wraparound porch has been removed; replacement siding throughout house; replacement windows; some window alteration.	NC	
26	415 2 nd Ave S	c. 1900	Massing and form generally intact, although wraparound porch has been removed; replacement siding throughout; replaced door; combination of historic and replacement windows; porch elements replaced	NC	
27	420 2 nd Ave S	c. 1865	Original form and massing generally intact; enclosed second-story veranda; original detailing remains throughout; scattered window replacement but fenestration remains intact	C	
28	421 2 nd Ave S	c. 1930	Form and massing are generally intact; scattered window and door replacement.	C	

#	Address	Date	Comments	Status	Photo
29	508 2 nd Ave S	c. 1895	Replacement siding throughout house; some replacement windows; chimney cut off at roofline; wraparound porch on side replaced with stoop; front bay added post-1920 based on Sanborn	NC	
30	510 2 nd Ave S	c. 2000	New construction	NC	
31	511 2 nd Ave S	c. 1890	Original massing and form generally intact; replacement siding throughout house; porch configuration altered; some replacement windows, including altered sizes; replacement doors/altered entry configuration	NC	
32	514 2 nd Ave S	c. 1890	Original massing and form altered with addition of noncompatible porch and second-floor balcony; replacement siding materials, fascia boards, and windows, including altered openings in some locations	NC	





#	Address	Date	Comments	Status	Photo
33	515 2 nd Ave S	c. 1890	Original massing and form altered as a result of changed roof configuration; replacement siding; replacement windows, trim, and doors	NC	
34	516 2 nd Ave S	c. 1900	Form and massing generally intact, historic addition; replacement siding; replacement windows; replacement door; rusticated foundation; some replacement porch elements	NC	
35	522 2 nd Ave S	c. 1910	Form and massing generally intact, historic addition/rear porch enclosure; replacement siding; replacement door; combination of historic and replacement windows; rusticated foundation	C	
36	523 2 nd Ave S	c. 1960	Outside period of significance	NC	

#	Address	Date	Comments	Status	Photo
37	612 2 nd Ave S	1967	Outside period of significance	NC	
38	520 3 rd Ave S Figure out map	c. 1910	Original massing and form intact; wood lap siding throughout; original windows; hoods at first-story windows; decorative cornice; intact portico; three-part entry with fanlight and sidelights; paired chimneys	C	
39	612 3 rd Ave S	c. 1955	Outside period of significance	NC	
40	620 5 th Ave S	c. 1945	Form and massing generally intact; replacement siding; replacement windows; altered entry configuration; replacement porch; replacement door	C	





#	Address	Date	Comments	Status	Photo
41	201 S 3 rd St	c. 1925	Original form and massing generally intact; replacement siding and trim throughout; some replacement windows; altered window opening profile; replaced posts at front porch; rear garage addition.	NC	
42	202 S 3 rd St	c. 1910	Original form and mass altered, corner porch infilled; new shake shingle cladding; replacement windows throughout; replacement doors.	NC	
43	222 S 3 rd St	c. 1955	Outside period of significance	NC	
44	307 S 3 rd St	c. 1890	Original form and massing generally intact; replacement siding throughout; mix of historic and replacement windows; rear side porch enclosed; porch configuration intact but piers rebuilt.	C	





#	Address	Date	Comments	Status	Photo
45	309 S 3 rd St	c. 1890	Multiple historic additions at rear; front porch enclosed and roofline altered; Masonite cladding; mix of historic and replacement windows, at least a couple of openings altered.	C	
46	314 S 3 rd St	c. 1920	Original form and massing generally intact; some replacement trim elements; original windows; replacement step railings	C	
47	315 S 3 rd St	c. 1900	Original form and massing generally intact; combination of historic and replacement windows; replacement siding throughout; replacement components at front porch	C	
48	316 S 3 rd St	c. 1910	Original form and massing generally intact; replacement siding throughout; replacement windows.	C	





#	Address	Date	Comments	Status	Photo
49	319 S 3 rd St	c. 1900	Original form altered; fenestration altered at second story; replacement siding throughout; replacement windows and doors; replacement porch components.	NC	
50	320 S 3 rd St	c. 1940	Form and massing intact; replacement siding; replacement windows	C	
51	208 S 4 th St	c. 1880	Original massing and form generally intact; wood shingle cladding; replacement windows throughout.	C	
52	213 S 4 th St	c. 1890	Form and massing generally intact, historic addition converted; replacement siding; combination of historic and replacement windows; altered window on side; porch hood/porch added	NC	





#	Address	Date	Comments	Status	Photo
53	220 S 4 th St	c. 1925	Original form and massing intact; brick veneer intact; original windows throughout; original porch with hood; three-part entry with sidelights and transom; historic garage addition	C	
54	312 S 4 th St	c. 1910	Original form and massing intact; clapboard siding; original windows throughout; flared eave with brackets; original entry door; full-width porch with battered posts on wall.	C	
55	406 S 4 th St	c. 1925	Original form and massing intact; front entry stoop enclosed; replacement windows throughout; combination clapboard and drop siding.	C	
56	408 S 4 th St	c. 1935	Original form and massing intact; wood lap siding; original windows; decorative hoods at first story; portico with columns, multi-light door, and pilasters.	C	





57	201 S 5 th St	c. 1885	Original form and massing generally intact; historic additions; enclosure added at side of front porch; stucco cladding (originally clapboard); combination of historic and replacement windows; decorative porch columns and balustrade intact	C	
58	210 S 5 th St	c. 1900	Original form and massing intact; combination of Masonite siding and wood shingle; combination of historic and replacement windows	C	
59	211 S 5 th St	c. 1920	Original form and massing intact; replacement siding; original windows intact; porch hood form generally intact; single-leaf entry with sidelights and transom	C	
60	216 S 5 th St	c. 1900	Original form and massing generally intact; replacement siding; combination of original and replacement windows; bay window modified; replacement porch (originally wraparound); brackets at eave	NC	





#	Address	Date	Comments	Status	Photo
61	218 S 5 th St	c. 1900	Form and massing generally intact; wood windows and openings intact; clapboard siding; exposed rafter tails at eave; front stoop rebuilt	C	
62	300 S 5 th St	c. 1900	Addition at rear; replacement siding; replacement windows throughout/altered openings; replacement entry	NC	
63	305 S 5 th St	c. 1890	Form and massing generally intact; Masonite siding; combination of original and replacement windows; chamfered bays with decorative scrollwork; front posts replaced	C	
64	306 S 5 th St	c. 1885	Form and massing generally intact; clapboard siding; wood windows with decorative hoods; single-leaf entry with transom; full-width porch with posts and balustrade	C	




#	Address	Date	Comments	Status	Photo
65	309 S 5 th St	c. 1915	Form and massing intact; stucco finish; beltcourse at second floor; wood windows; single-leaf entry with sidelights; exposed rafter tails at flared eave; full-width porch with battered columns	C	
66	315 S 5 th St	c. 1925	Form and massing generally intact; lap siding; full-width porch; columns and balustrade replaced; combination of historic and replacement windows; rusticated foundation block	C	
67	316 S 5 th St	c. 1890	Form and massing generally intact; clapboard siding; wood windows throughout; wraparound porch with paired columns and decorative balustrade	C	
68	319 S 5 th St	c. 1885	Form and massing generally intact, addition at side; combination of historic and replacement windows; single-leaf entry with sidelights; rusticated foundation	C	





#	Address	Date	Comments	Status	Photo
69	322 S 5 th St	c. 1980	Outside period of significance	NC	
70	327 S 5 th St	c. 1890	Form and massing generally intact; replacement siding; combination of historic and replacement windows; full-width porch with battered posts; decorative window lacing at first story; rusticated foundation	C	
71	328 S 5 th St	c. 1900	Form and massing generally intact, historic additions at rear; clapboard siding; wood windows throughout most of house, but some replacement; full-width front porch with columns; single-leaf entry with sidelights; rusticated foundation	C	
72	504 S 5 th St	1881	Form and massing generally intact, historic additions at rear; garage at rear; single-leaf entry with sidelights and transom; wraparound porch with columns; bracketed cornices, inc. at bay and porch; decorative chimneys; replacement siding; wood windows; cresting; paneled bays	C	


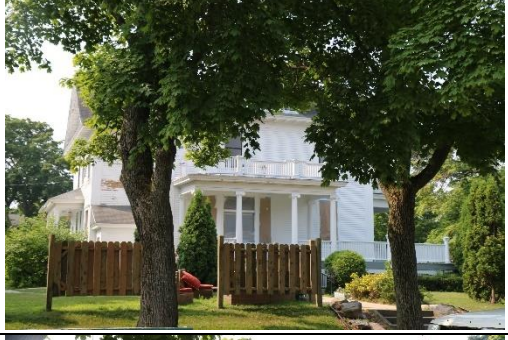


#	Address	Date	Comments	Status	Photo
73	515 S 5 th St	c. 1940	Form and massing intact; historic windows; brick veneer with decorative beltcourse; dentiled eave; single-leaf entry with transom and pilasters	C	
74	209 S 6 th St	c. 1895	Form and massing intact; replacement siding; replacement windows; full-width porch	C	
75	215 S 6 th St	c. 1890	Form and massing intact; replacement siding; replacement windows; some altered window openings; full-width porch with replacement posts	NC	
76	217 S 6 th St	c. 1895	Form and massing generally intact, side enclosure; historic windows; replacement siding; full-width porch with replacement balustrade; parged foundation	C	


#	Address	Date	Comments	Status	Photo
77	302 S 6 th St	1907	Massing and form intact, addition c. 1964; dressed fieldstone walls; brick arches with keystones and quoins at arched windows and entries; rose/oculus window with brick surround; crenellations at tower; exposed buttresses	C	
78	309 S 6 th St	c. 1885	Form and massing intact; shingle and replacement siding; decorative window hoods; historic windows; full-width porch with paneled posts	C	
79	314 S 6 th St	c. 1915	Form and massing generally intact; clapboard and shingle siding; combination of historic and replacement windows; inset porch; rafter tails at façade eave; rusticated foundation	C	
80	315 S 6 th St	c. 1885	Form and massing generally intact; front porch enclosure; shingle cladding; combination of historic and replacement windows; rusticated foundation; chimney rebuilt	C	

#	Address	Date	Comments	Status	Photo
81	317 S 6 th St	c. 1910	Form and massing generally intact; front addition/enclosure; rusticated block foundation; shingle and replacement siding cladding; replacement windows	C	
82	320 S 6 th St	c. 1935	Form and massing intact; bevel siding; combination of historic and replacement windows; entry portico enclosed; single-leaf entry with fanlights; dentiled cornice	C	
83	321 S 6 th St	c. 1910	Form and massing intact; Masonite cladding; historic windows; multi-part bay at first floor; full-width porch with battered posts	C	
84	326 S 6 th St	c. 1911	Form and massing intact; tile roof; stucco cladding; historic windows; full-width porch; decorative coursework; single-leaf entry with sidelights; wide boxed eaves; battered chimney	C	





#	Address	Date	Comments	Status	Photo
85	402-404 S 6 th St	c. 1895	Form and massing generally intact, but altered through porch changes/enclosures; replacement elements at porch; replacement siding; replacement windows; entry alteration	NC	
86	406 S 6 th St	c. 1880	Form and massing generally intact, historic side additions; replacement siding; tower with decorative cornice and window hoods; combination historic and replacement windows; replacement entry with transom	C	
87	408 S 6 th St	c. 1890	Form and massing significantly altered; replacement siding; replacement windows and altered openings; stone veneer at inset porch and foundation	NC	
88	414 S 6 th St	c. 1950	Outside period of significance	NC	





#	Address	Date	Comments	Status	Photo
89	416 S 6 th St	c. 1915	Form and massing generally intact; replacement siding; board-and-batten at entry; combination of historic and replacement windows; altered first-story opening; windows removed from dormer; full-width porch with posts; parged foundation	NC	
90	505 S 6 th St	c. 1925	Form and massing generally intact, porch enclosure; novelty wood lap siding; board and batten in gable; exposed rafter tails at broad eave; wood windows; rusticated foundation	C	
91	511 S 6 th St	c. 1900	Form and massing generally intact, historic addition; clapboard siding; historic windows; partial-width porch with columns and balustrade; multi-light windows with decorative hood in gable	C	
92	513 S 6 th St	c. 1980	Outside period of significance	NC	



#	Address	Date	Comments	Status	Photo
93	205 S 7 th St	1902	Exposed sandstone walls; full-height portico with entablature, pediment, and Ionic columns; decorative window hoods; pilasters at bays; wood windows Individually listed in the NR; part of Escanaba Central HD	C	
94	301 S 7 th St	c. 1900	Form and massing intact; clapboard siding; wood windows throughout; full-width and side porch with columns; wide eave with bracket and beading; full-height fluted pilasters at corners	C	
95	309 S 7 th St	c. 1890	Form and massing intact; clapboard and scalloped siding; partial-width porch with decorative scrollwork and turned posts; historic windows; chamfered bay	C	
96	313 S 7 th St	c. 1885	Form and massing generally intact, side addition; rusticated foundation; asbestos siding; historic windows; replacement entry and siding in incised porch	C	




#	Address	Date	Comments	Status	Photo
97	317 S 7 th St	c. 1910	Form and massing generally intact; partially enclosed full-width porch; asbestos siding; historic windows; historic single-leaf entry; rusticated block foundation	C	
98	321 S 7 th St	c. 1900	Form and massing generally intact, but enclosed front porch; replacement windows and altered openings; asbestos siding	NC	
99	325 S 7 th St	c. 1900	Form and massing generally intact; Masonite siding; historic windows, except first-floor façade window altered; full-width porch with battered posts	C	
100	327 S 7 th St	c. 1895	Historic additions; replacement siding; replacement windows; porch configuration and elements altered; window configuration altered.	NC	


#	Address	Date	Comments	Status	Photo
101	403 S 7 th St	c. 1905	Form and massing intact; stucco cladding; historic and replacement windows; full-width porch partially enclosed	C	
102	407 S 7 th St	c. 1900	Form and massing generally intact; front porch altered, but historic; wood windows throughout; asbestos siding; chimney parged	C	
103	409 S 7 th St	c. 1900	Form and massing generally intact, but porch enclosed; replacement siding; combination of historic and replacement windows	NC	
104	413 S 7 th St	c. 1900	Form and massing altered; replacement siding; replacement windows; replacement door; altered widow configuration; replaced porch elements	NC	





#	Address	Date	Comments	Status	Photo
105	417 S 7 th St	c. 1900	Form and massing generally intact; replacement siding; historic windows; replaced entry; full-width porch	C	
106	421 S 7 th St	c. 1895	Form and massing generally intact, but enclosed front porch; combination of historic and replacement windows; replacement siding; replacement roof material	NC	
107	423 S 7 th St	c. 1895	Form and massing generally intact, but enclosed front porch; Masonite siding; replacement windows; altered first floor opening	NC	
108	425 S 7 th St	c. 1895	Form and massing generally intact; replacement siding; replacement windows and altered openings; replacement entry	NC	





#	Address	Date	Comments	Status	Photo
109	429 S 7 th St	c. 1890	Form and massing generally intact, but porch enclosed; Masonite siding; combination of historic and replacement windows; some window configurations altered; vinyl surrounds	NC	
110	521 S 7 th St	c. 1915	Form and massing generally intact; lap siding; wood windows; full-width porch with columns	C	
111	200 Lake Shore Dr	c. 1925	Form and massing altered through addition of second story/reconfiguration at western end; dormers extended; replacement siding; combination of replacement and historic windows; rear configuration significantly altered	NC	
112	202 Lake Shore Dr	c. 1920	Form and massing generally intact, historic side addition; replacement siding; historic windows; porch with pedimented hood and posts; entry configuration altered; fanlight enclosed	C	




#	Address	Date	Comments	Status	Photo
113	212 Lake Shore Dr	c. 1915	Form and massing generally intact, historic side addition; front porch enclosed; combination of historic and replacement windows; some altered openings; replacement siding	NC	
114	218 Lake Shore Dr	c. 2010	New construction	NC	
115	222 Lake Shore Dr	c. 1975	Outside period of significance	NC	
116	226 Lake Shore Dr	c. 1885	Form and massing altered by wraparound porch enclosed, battered posts remain evident; clapboard siding; combination of historic and replacement windows; pedimented entry hood	NC	





#	Address	Date	Comments	Status	Photo
117	230 Lake Shore Dr	c. 1910	Form and massing generally intact, but front porch enclosed; lap siding; combination of historic and replacement windows	C	
118	236 Lake Shore Dr	c. 1960	Outside period of significance	NC	
119	248 Lake Shore Dr	c. 2015	New construction	NC	
120	248A Lake Shore Dr	c. 1915	Form and massing generally intact; shingle cladding; wood windows	C	


#	Address	Date	Comments	Status	Photo
121	250 Lake Shore Dr	c. 1900	Form and massing generally intact; full-width porch partially enclosed and stone veneer; replacement windows; some altered window openings	NC	
122	254 Lake Shore Dr	c. 1940	Form and massing intact; dressed stone exterior; shingles at dormer; historic windows; dentiled cornice; cornice returns	C	
123	260 Lake Shore Dr	c. 1910	Form and massing generally intact; combination claddings, shingle, vertical board, and bevel; full-width porch with column on kneewall; wood windows	C	
124	302 Lake Shore Dr	c. 1925	Form and massing intact; brick veneer; historic windows	C	





#	Address	Date	Comments	Status	Photo
125	306 Lake Shore Dr	c. 1905	Form and massing generally intact; lap siding; historic windows; pedimented dormers; inset porch	C	
126	310 Lake Shore Dr	c. 1910	Form and massing generally intact; full-width porch partially enclosed; replacement siding, vertical board at entry; wood windows	C	
127	314 Lake Shore Dr	c. 1920	Form and massing generally intact; bevel siding at first floor and stucco cladding at second; flared eave; wood windows; pedimented entry hood with decorative scrollwork	C	
128	318 Lake Shore Dr	c. 1920	Form and massing generally intact; replacement siding; combination of historic and replacement windows; second-story bay replaced	C	





#	Address	Date	Comments	Status	Photo
129	322 Lake Shore Dr	c. 1930	Form and massing generally intact; second-story replacement siding and first floor brick-veneer; combination of historic and replacement windows	C	
130	404 Lake Shore Dr	c. 1885	Form and massing generally intact; replacement siding; historic windows; wraparound porch with columns and dentiled pediments	C	
131	408 Lake Shore Dr	c. 2010	New construction	NC	
132	420 Lake Shore Dr	c. 2015	New construction	NC	

#	Address	Date	Comments	Status	Photo
133	430 Lake Shore Dr	2022	New construction	NC	
134	500 Lake Shore Dr	c. 1960	Outside period of significance	NC	
135	512 Lake Shore Dr	c. 1870	Form and massing generally intact; lap siding; combination of historic and replacement windows; partial-width porch; single-leaf entry with transom	C	
136	516 Lake Shore Dr	c. 1910	Form and massing generally intact, historic rear addition; bevel and clapboard siding; wood windows throughout; flared eave; full-width porch with columns; three-party entry with sidelights; lacework in upper-story windows	C	





#	Address	Date	Comments	Status	Photo
137	520 Lake Shore Dr	c. 1890	Historic additions; replacement siding; replacement windows; window configuration altered	NC	
138	600 Lake Shore Dr	c. 1895	Form and massing generally intact, porch historically enclosed; clapboard and scalloped siding; wood windows; pedimented entry hood; single-leaf entry with sidelights and transom	C	
139	602 Lake Shore Dr	c. 1890	Form and massing generally intact; gable added to full-width front porch; porch partially enclosed, posts remain evident; combination of historic and replacement windows; finial at tower	C	
140	610 Lake Shore Dr	c. 1900	Form and massing generally intact; ¾-width front porch partially enclosed; paneled posts remain; replacement windows; replacement siding; altered opening at second story; bracketed cornice	C	





#	Address	Date	Comments	Status	Photo
141	618 Lake Shore Dr	c. 1900	Form and massing generally intact, but full-width front porch enclosed; replacement siding; combination of historic and replacement windows; added bay at second floor	NC	
142	622 Lake Shore Dr	c. 1900	Form and massing generally intact; wraparound porch partially enclosed and clad in brick veneer; replacement siding; combination of historic and replacement windows	NC	
143	624 Lake Shore Dr	c. 1890	Form and massing intact; replacement siding; historic windows; full-width porch with paired columns, paneled piers, and pilasters; brackets at eave; dentiled cornice and columns at dormer;	C	
144	630 Lake Shore Dr	c. 1955	Outside period of significance	NC	





#	Address	Date	Comments	Status	Photo
145	201 Ogden	c. 1900	Form and massing generally intact; replacement siding; replacement entry; replacement windows	NC	
146	205 Ogden	c. 1910	Form and massing generally intact; replacement siding; replacement windows; front porch enclosed; window opening alterations	NC	
147	215 Ogden	c. 1900	Form and massing generally intact, but front porch enclosed; replacement windows; window openings altered; replacement siding	NC	
148	217 Ogden	c. 1945	Form and massing generally intact; front porch enclosed and clad in stone veneer; replacement shingle siding; replacement windows	NC	





#	Address	Date	Comments	Status	Photo
149	220 Ogden	c. 1895	Form and massing altered through additions, front porch altered; window openings altered; replacement siding; replacement windows	NC	
150	225 Ogden	c. 2005	New construction	NC	
151	227 Ogden	c. 1900	Form and massing altered; porch enclosed; replacement windows; window openings altered; replacement entries; replacement roof material; replacement siding	NC	
152	230 Ogden	c. 1900	Form and massing generally intact, historic addition; replacement siding; replacement windows; some window openings altered; replacement entry; modern porch elements	NC	



#	Address	Date	Comments	Status	Photo
153	231 Ogden	c. 1915	Form and massing generally intact; shingle cladding; historic windows	C	
154	303 Ogden	c. 1910	Form and massing generally intact; replacement siding; replacement windows; full-width porch but replaced/wrapped columns, replacement balustrade	NC	
155	307 Ogden	c. 1890	Form and massing intact; replacement siding; replacement windows; full-width porch	C	
156	311 Ogden	c. 1910	Form and massing intact; replacement siding on first story and shingle on second; historic windows; full-width porch with columns on end wall; corbeled chimney; flared eaves	C	



#	Address	Date	Comments	Status	Photo
157	315 Ogden	c. 1910	Form and massing intact; lap siding on first story and shingle on second; historic windows; single-leaf entry with sidelights; entry wood with brackets; paired windows at dormer	C	
158	317 Ogden	c. 1910	Form and massing generally intact, historic addition; porch enclosed; replacement entry; combination of historic and replacement windows; replacement siding; boarded over window opening; dormer window altered	NC	
159	323 Ogden	c. 1895	Form and massing generally intact, historic additions; replacement siding; combination of replacement and historic windows; full-width porch with paneled columns; paneled pilasters at corners, entry, and upper story windows; single-leaf entry with sidelights	C	
160	400 Ogden	c. 1950	Outside period of significance	NC	

#	Address	Date	Comments	Status	Photo
161	403 Ogden	c. 1895	Form and massing generally intact; Masonite siding; historic windows with arched hoods; full-width porch partially enclosed; paneled posts intact; pedimented door surround with pilasters	C	
162	407 Ogden	c. 1875	Form and massing intact, historic additions; stucco cladding; two-story bay with bracketed cornice and surrounds; combination of historic and replacement windows; double-leaf entry with paneled doors; decorative window hoods; flared eaves and broad cornice with paired brackets	C	
163	408 Ogden	c. 1895	Form and massing altered through porch configuration; replacement siding; replacement windows; altered window configuration; replacement doors	NC	
164	411 Ogden	c. 1900	Form and massing intact; asbestos shingles; historic windows; scalloped entry hood with brackets	C	

#	Address	Date	Comments	Status	Photo
165	415 Ogden	c. 1900	Form and massing intact; replacement siding; historic windows; pedimented entry hood with brackets	C	
166	421 Ogden	c. 1940	Form and massing generally intact; garage openings altered; stone veneer; two-story portico; historic windows; single-leaf entry with transom; pedimented appendages	C	
167	429 Ogden	c. 1990	New construction	NC	
168	500 Ogden	1968	Outside period of significance	NC	

#	Address	Date	Comments	Status	Photo
169	517 Ogden	c. 1890	Form and massing generally intact, historic addition; replacement cladding; historic windows; decorative vergeboard; full-width front porch with paneled posts and dentiled cornice/pediment; transom enclosed	C	
170	521 Ogden	c. 1890	Form and massing altered through porch enclosure; replacement siding; replacement windows	NC	
171	523 Ogden	c. 1895	Form and massing intact; enclosed porch; replacement siding; shingle in gable end; historic windows; decorative window hoods in gables; rusticated foundation	C	
172	601 Ogden	c. 1900	Form and massing intact, historic addition; clapboard siding; wood windows throughout; flared eaves with bracketed cornice; double-leaf entry with transom; dentiled porch; splayed window hoods at first story	C	

#	Address	Date	Comments	Status	Photo
173	605 Ogden	c. 1905	Form and massing intact; stucco cladding; shingles in dormer; flared eaves with exposed rafter tails; multi-light wood windows throughout; single-leaf entry with sidelights	C	
174	606 Ogden	1873	Form and massing altered through removal of façade dormer, full-width porch; replacement siding; replacement windows; replacement porch; single-leaf entry with transom and sidelights	NC	
175	611 Ogden	c. 1895	Form and massing generally intact, historic addition; replacement siding; wood windows; inset porch; rusticated foundation	C	
176	615 Ogden	c. 1900	Form and massing generally intact; replacement siding; replacement windows; entry altered with new single-leaf door and sidelight; porch reconstructed	NC	

#	Address	Date	Comments	Status	Photo
177	619 Ogden	c. 1940	Form and massing generally intact; replacement siding; historic windows	C	
178	625 Ogden	c. 1940	Form and massing intact; replacement siding; historic windows	C	
179	627 Ogden	c. 1895	Form and massing generally intact; clapboard siding and novelty siding; chamfered two-story tower; wood windows; pedimented porch hood	C	
180	635 Ogden	c. 1890	Form and massing generally intact; clapboard siding; novelty siding in gable; ¾-width porch with turned posts, spindlework, sunburst in gable; vergeboard; wood windows; chamfered bays	C	